093.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,300 / 699,300
					USE VALUE:	699,300 / 699,300
					ASSESSED:	699,300 / 699,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WICKS DAVID/ETAL	
Owner 2:	WICKS GENEVIEVE	
Owner 3:		
Street 1:	117 OVERLOOK RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1950, having primarily Wood Shingle Exterior and 1569 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	275,900	3,400	420,000	699,300
Total Card	0.138	275,900	3,400	420,000	699,300
Total Parcel	0.138	275,900	3,400	420,000	699,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.81 | /Parcel: 445.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,000	3400	6,000.	420,000	699,400	699,400	Year End Roll	12/18/2019
2019	101	FV	231,800	3400	6,000.	426,000	661,200	661,200	Year End Roll	1/3/2019
2018	101	FV	231,800	3400	6,000.	318,000	553,200	553,200	Year End Roll	12/20/2017
2017	101	FV	231,800	3400	6,000.	288,000	523,200	523,200	Year End Roll	1/3/2017
2016	101	FV	231,800	3400	6,000.	276,000	511,200	511,200	Year End	1/4/2016
2015	101	FV	219,700	3400	6,000.	234,000	457,100	457,100	Year End Roll	12/11/2014
2014	101	FV	219,700	3400	6,000.	222,000	445,100	445,100	Year End Roll	12/16/2013
2013	101	FV	219,700	3400	6,000.	211,200	434,300	434,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER CLIFFORD	29300-152		10/30/1998		217,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2017	217	Redo Kit	20,000	C				
1/15/2016	56	Re-Roof	6,000		1/15/2016			reroof
4/27/2004	269	Alterati	3,000			G6	GR FY06	change doorways to
12/3/1999	814	Addition	54,000					20X22 ADD
7/21/1993	338	Manual	600					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	372	PATRIOT
3/3/2005	Permit Visit	BR	B Rossignol
3/6/2000	Inspected	264	PATRIOT
2/2/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

User Acct

60597

GIS Ref

GIS Ref

Insp Date

10/01/18

!7633!

PRINT

Date	Time
12/10/20	22:15:03

LAST REV

Date	Time
07/25/19	10:40:34

apro

PAT ACCT. 7633

USER DEFINED

Prior Id # 1:	60597
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	172.868
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374862
Depreciation:	98963
Depreciated Total:	275898

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

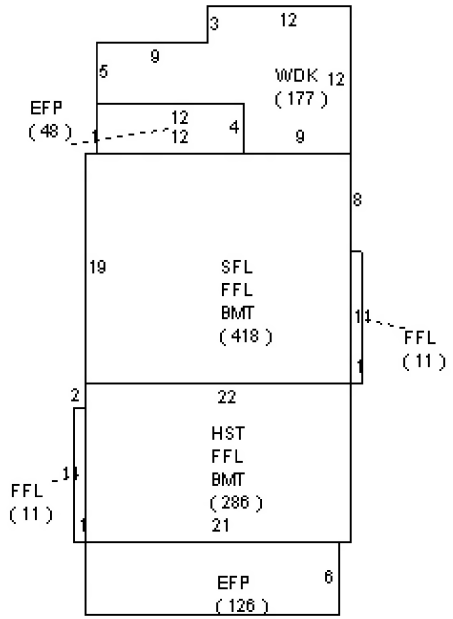
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.87
Special Features:	0	Val/Su Net:	117.81
Final Total:	275900	Val/Su SzAd	214.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	726	172.870	125,502
BMT	Basement	704	65.340	46,002
SFL	Second Floor	418	172.870	72,259
WDK	Deck	177	11.470	2,031
EFP	Enclos Porch	174	42.230	7,348
HST	Half Story	143	172.870	24,720

Net Sketched Area:	2,342			Total:	277,862
Size Ad	1287	Gross Are	2485	FinArea	1569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1950	26.57	T	40	101			3,400			3,400
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400